

Memorandum

To : Mr. James E. Speed
Executive Director

Date : May 6, 2003

From : David E. Hayes
Research and Statistics Section

Subject: 4-R ACT EQUALIZATION RATIO
MAY 28, 2003 – CONSENT AGENDA

Rail transportation property is to be assessed at the same percentage of market value as all other commercial/industrial property. We have completed an analysis of the effective assessment level of the 2001-02 roll. That analysis, which was based primarily on sales ratio studies using sales data submitted by counties, is summarized on the attached two pages. It yielded an estimated statewide ratio of assessed value to market value of commercial/industrial property other than rail transportation property of 74.87 percent.

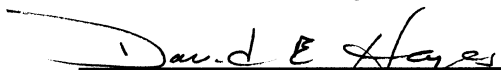
Therefore, it is recommended that the Board assess rail transportation property at 74.87 percent of market value for the 2003-04 roll.

DEH:ems

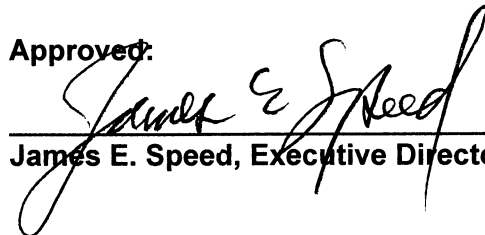
Attachment

cc: Mr. David Gau
Ms. Kristine Cazadd
Ms. Margaret S. Shedd
Mr. Harold Hale
Ms. Debra Pellegrini

Recommendation by:


David E. Hayes, Manager
Research and Statistics Section

Approved:


James E. Speed, Executive Director

Board Approved
at the _____ **Board Meeting**

Deborah Pellegrini, Chief
Board Proceedings Division

ITEM #II
Sub-Item 4
5/28/03

ESTIMATED STATEWIDE RATIO OF ASSESSED VALUE TO MARKET VALUE
OF COMMERCIAL/INDUSTRIAL PROPERTY OTHER THAN RAIL TRANSPORTATION PROPERTY
2001-02 ROLL

	Assessed Value <u>(000s)</u>	<u>Ratio</u>	Market Value <u>(000s)</u>
Locally Assessed Real Property			
Urban Coastal Counties	\$ 579,548,711	68.67	\$ 843,957,107
All Other Counties	193,062,628	76.89	251,086,518
Total All Counties	772,611,339	70.56	1,095,043,625
Locally Assessed Personal Property	137,720,591	97.20	141,687,851
State Assessed Property Other Than Rail Trans.	62,153,375	100.00	62,153,375
Grand Total	\$ 972,485,305	74.87	\$ 1,298,884,851

Research and Statistics Section
State Board of Equalization
May 6, 2003

RATIO OF ASSESSED VALUE TO MARKET VALUE
OF LOCALLY ASSESSED COMMERCIAL/INDUSTRIAL REAL PROPERTY DETERMINED FROM
SALES RATIO STUDIES FOR THOSE COUNTIES THAT REPORTED SALES DATA TO THE BOARD
2001-02 ROLL

<u>County</u>	<u>Ratio</u>	<u>County</u>	<u>Ratio</u>
Alameda	67.09	Nevada	63.07
Butte	85.29	Orange	73.09
Calaveras	62.47	Placer	64.42
Colusa	78.41	Riverside	79.20
Contra Costa	72.26	Sacramento	79.68
Del Norte	96.31	San Bernardino	80.20
El Dorado	69.51	San Diego	69.49
Fresno	79.46	San Joaquin	78.06
Glenn	109.35	San Luis Obispo	67.16
Humboldt	73.18	Santa Barbara	64.06
Imperial	80.53	Santa Clara	57.75
Inyo	84.04	Shasta	83.43
Kern	83.77	Siskiyou	71.73
Kings	85.90	Solano	70.63
Lake	71.12	Sonoma	60.44
Lassen	78.15	Stanislaus	76.52
Los Angeles	71.59	Sutter	71.24
Madera	100.59	Tehama	76.39
Marin	62.40	Trinity	88.36
Merced	81.97	Tulare	91.91
Modoc	80.16	Tuolumne	87.72
Napa	58.35	Ventura	76.90

These ratios were determined primarily by sales ratio studies comparing 2001-02 assessed values to sales prices of properties changing ownership from January 2001 through December 2001. Although these studies when used in aggregate produce a reliable estimate of the statewide ratio of locally assessed C/I real property, the estimate for a single county may vary from year-to-year due to the nature of the particular changes in ownership occurring in a given year.

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